

THE CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY / PLANNING COMMISSION
Madeira Beach City Hall, Patricia Shontz Commission Chambers
300 Municipal Drive, Madeira Beach, FL 33708
www.madeirabeachfl.gov | 727.391.9951
December 1, 2025 - MINUTES

1. CALL TO ORDER

Chairman Wyckoff called the meeting to order at 6:00 PM.

2. ROLL CALL

Present: Chairman Wyckoff, Commissioner Cloud, Commissioner Noble, Commissioner Connolly, Commissioner Meagher, Commissioner LaRue

Absent: Commissioner Dillon

A quorum was established.

Staff Representatives:

Marci Forbes – Community Development Director

Joseph Petraglia – Planner I

Andrew Morris- Long Range Planner

Nancy Meyer- City Attorney

Lisa Scheuermann- Board Secretary

Public Comment

There were no public comments.

3. Approval of November 2025 Minutes

Motion by Commissioner LaRue, seconded by Commissioner Meagher, to approve the minutes from November 2025.

Motion passed unanimously.

4. New Business

Ordinance 2025-20 – Certified Recovery Residences

Andrew Morris presented. He explained a state requirement for cities to adopt approval procedures for certified recovery residences by January 1, 2026.

Concern raised about facilities changing levels (Level 1–4) after approval.

City attorney Nancy Meyer will research how to address level changes.

Commission emphasized the need for:

- Clear rules on reapplying when changing levels
- Neighbor notification
- Transparency for nearby properties

Motion by Commissioner Cloud, seconded by Commissioner LaRue, to approve Ordinance 2025-20 with the addition of verbiage that addresses the requirement for facilities to submit a new application when changing from level 1 through 4. Motion passed unanimously.

5. 2026 Planning Commission Meeting Calendar

Motion by Commissioner Noble, seconded by Commissioner Cloud, to accept the Planning Commission meeting schedule for 2026. Motion passed unanimously.

6. Old Business

There was no old business.

7. Administrative/Staff Presentations

8.

There were no administrative or staff presentations

9. Planning Commission Discussion

Nonconforming Time Restrictions (Hurricane Recovery)

Joseph Petraglia outlined issues with conflicting timeframes in the code, especially after Hurricane Helene:

- Many nonconforming homes still have not applied for repair permits.
- Current code gives inconsistent deadlines.

Commission feedback:

- Need clear timelines and communication to property owners.
- Concerns about prolonged vacant properties and safety issues.
- Consider factors like insurance delays and contractor availability.

Consensus:

- **For Hurricane Helene-related repairs:**

- 24 months to obtain permits
- 36 months to complete repairs
- **For future events:**
 - 18 months to obtain permits
 - 36 months to complete repairs
- Require a “letter of intent” when owners plan to rebuild instead of repair.
Staff will draft revised code language with the city attorney.

10. C-3 and C-4 Zoning District Amendments

- Andrew Morris presented proposed changes to encourage mixed-use development on small parcels along Gulf Boulevard.
- Current rules reduce residential density when adding commercial space, discouraging small mixed-use projects.
- Proposal: Allow “density stacking” so projects can use full residential density plus commercial FAR.
Commission response:
- Supportive—this promotes small, walkable commercial spaces and discourages large lot assemblages.
- Recognized some changes require comprehensive plan amendments.
Staff will continue developing the amendments.

11. NEXT MEETING

The next meeting is scheduled for Monday January 5, 2026, at 6:00 PM.

Respectfully submitted:



Michael Wyckoff, Chairman

FEB 2, 2026

Date

Lisa Scheuermann, Board Secretary

Date



2/2/2026
